

2 UPPER HYDE COTTAGE
HYDE HILL, CHALFORD



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HYDE HILL
CHALFORD
STROUD, GL6 8NY

A spacious period cottage combining
characterful features with modern and
practical living accommodation in a popular
hamlet on the outskirts of Minchinhampton

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 3

GUIDE PRICE £765,000

FEATURES

- Popular Hamlet
- Beautifully Presented
- Close to Minchinhampton Town Amenities
- Characterful Features
- Wonderful Gardens
- Overlooking open Countryside
- Detached Double Garage
- Ample Parking
- Easy Access to Cirencester, Tetbury & Stroud
- No onward Chain



DESCRIPTION

A path from a private driveway leads through the front garden to the property. On entering, an inner hallway provides access to a guest WC and stairs to the first floor, and leads through to the spacious sitting room. This light and inviting room features a charming woodburning stove and a window overlooking the rear garden.

The sitting room leads to a central dining room, providing an excellent space for both everyday family life and entertaining. Off this, to the front, is a useful study and to the rear there is a conservatory with direct access to the garden. To the other side is the modern, fully fitted kitchen, which also provides access to the conservatory. The conservatory creates a natural connection between indoor and outdoors.

On the first floor are two generously proportioned double bedrooms, together with the family bathroom, arranged off a central landing and a further double bedroom is located on the second floor.

The gardens are a particular feature of the property benefiting from wonderful views over open countryside. They have been meticulously maintained and landscaped, with mature shrubs, established borders and well-kept lawns. Several seating areas provide ideal spaces for relaxing and entertaining.

The large private driveway provides ample off-street parking and leads to a detached double garage, offering excellent storage.





DIRECTIONS

Leave our Minchinhampton office and head up the High Street, past the Market House and into Butt Street. At the top of Butt Street turn right onto the Cirencester Road and follow the road for approximately 0.25 miles turning left onto Hyde Hill. Follow the road bending to the right and the driveway to 2 Upper Hyde Cottages is on the right hand side.

LOCATION

2 Upper Hyde Cottages is located on the outskirts of Minchinhampton in the attractive and rural hamlet of Hyde.

Minchinhampton is a thriving market town with a strong sense of community spirit and numerous events taking place throughout the year. Famous for its 650 acres of National Trust Common land and the cows that roam freely in the summer months, often frequenting the High Street, the town is full of character.

With excellent amenities, the town boasts a popular gastro pub (The Crown), several thriving coffee shops (Cucina di Amalfi & Henry's) a post office, pharmacist, butcher, general store and doctors surgery. The area has much to offer, with lovely walks, three golf courses, one located on Minchinhampton Common and the nearby towns of Tetbury, Cirencester and Nailsworth are within easy reach.

Education is also a key attraction to the area with an excellent choice of primary and secondary schools, including several grammar schools in both Stroud and Gloucester. Minchinhampton itself has a popular and sought after primary school.

The town is also well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. The M5 motorway is also easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.



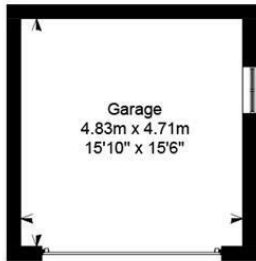
2 Upper Hyde Cottage, Hyde Hill, Chalford Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House
Garage

135 sq metres / 1453 sq feet
23 sq metres / 247 sq feet

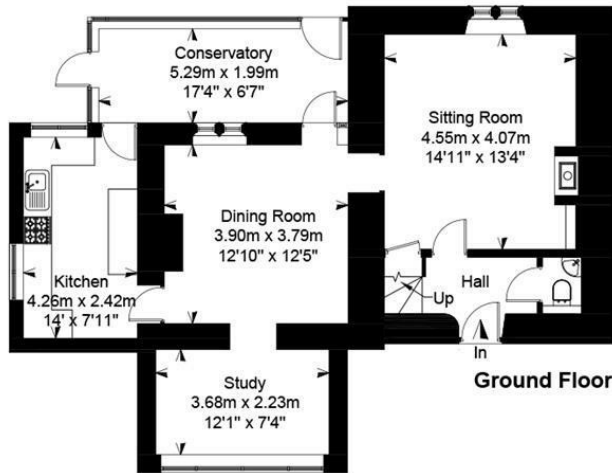
Total
(Includes Limited Use Area)

158 sq metres / 1700 sq feet
2 sq metres / 21 sq feet

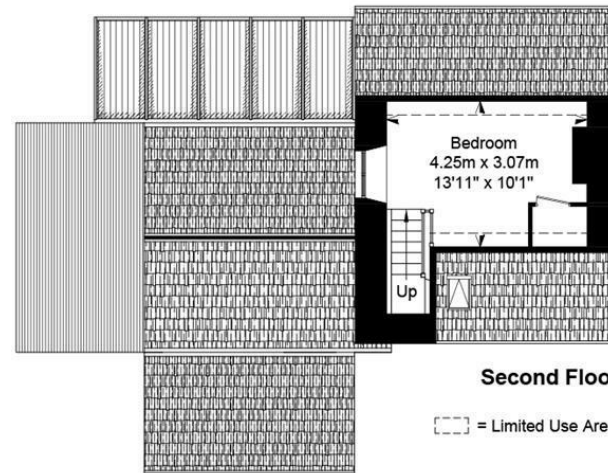


Outbuildings
Not Shown In Actual Location Or Orientation

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Job No SP4166
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

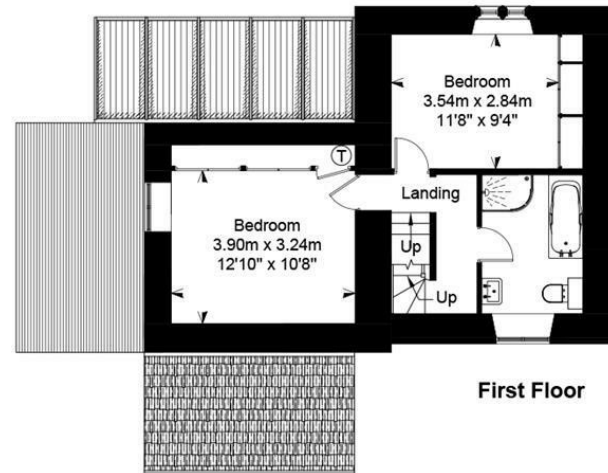


Ground Floor



Second Floor

--- = Limited Use Area



First Floor

SUBJECT TO CONTRACT

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MURRAYS
SALES & LETTINGS

Stroud

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stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

Mains electricity and water are connected to the property. Oil CH.
Private Drainage. Stroud District Council Tax Band D (£2458.44 2026/27). Ofcom Checker: Broadband Standard 11 Mbps, Ultrafast 1000 Mbps. Mobile Coverage: all available

For more information or to book a viewing please call our Minchinhampton office on 01453 886334